

Summary

Lead Appr: WW 10-31 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Imped

Print Date: 9/29/2025

Acct ID: 548364 MTL: 083W25C002200 Date: 10/30/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
Situs: 2828 MARANATHA CT SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 123013 Year: 2025

Last Date Appraised: 08/24/2012 Appraiser: MATT LORD Tag: Y N Tag info:  
Owner: GARY & LYNDA BROWN RLT Last Sales Date: 06/03/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 549660  
RMV Land: 268500 RMV Imp: 1081020 RMV Total: 1349520 MAV: 549660 MSAV: 0 SAV: 0  
Comment:

39  
ASS: gained OF contact

OSDs 26-27: SALS

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.04 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: Value Source: Rural at MKT 4BDS .26 Description: RMV: 218500 Exception: Y N  
Adjustment(s): VWFR 2BDS .78 6Sci Fire Patrol: Description:  
Comments: 00-01: REAPPRAISAL, UPDATED MARKET VALUE //04-05: RECALC VALUES BEING CHG PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 + Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 4388 % Complete: 100.00  
Desc: One Story with basement Dimensions: RMV: 884010  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2436	2	FB-3	2005	2005	BATH - 3, ROOF, HVAC+	Y N
Basement	4 +	Finished	1952	2	FB-2/ HB-1	2005	2005	HVAC+, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	572	0	0	2005	2005	ROOF	Y N
Garage Basement	4 +	Finished	528	0	0	2005	2005		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>✓ OK</u>	4	11820	2006	34958	1	Y N
YARD IMPROVEMENTS GOOD	4	1	2006	38948	1	Y N

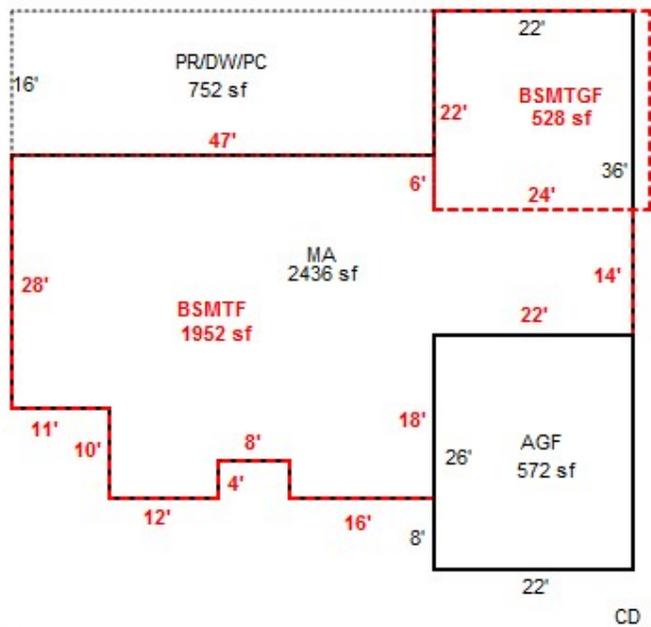
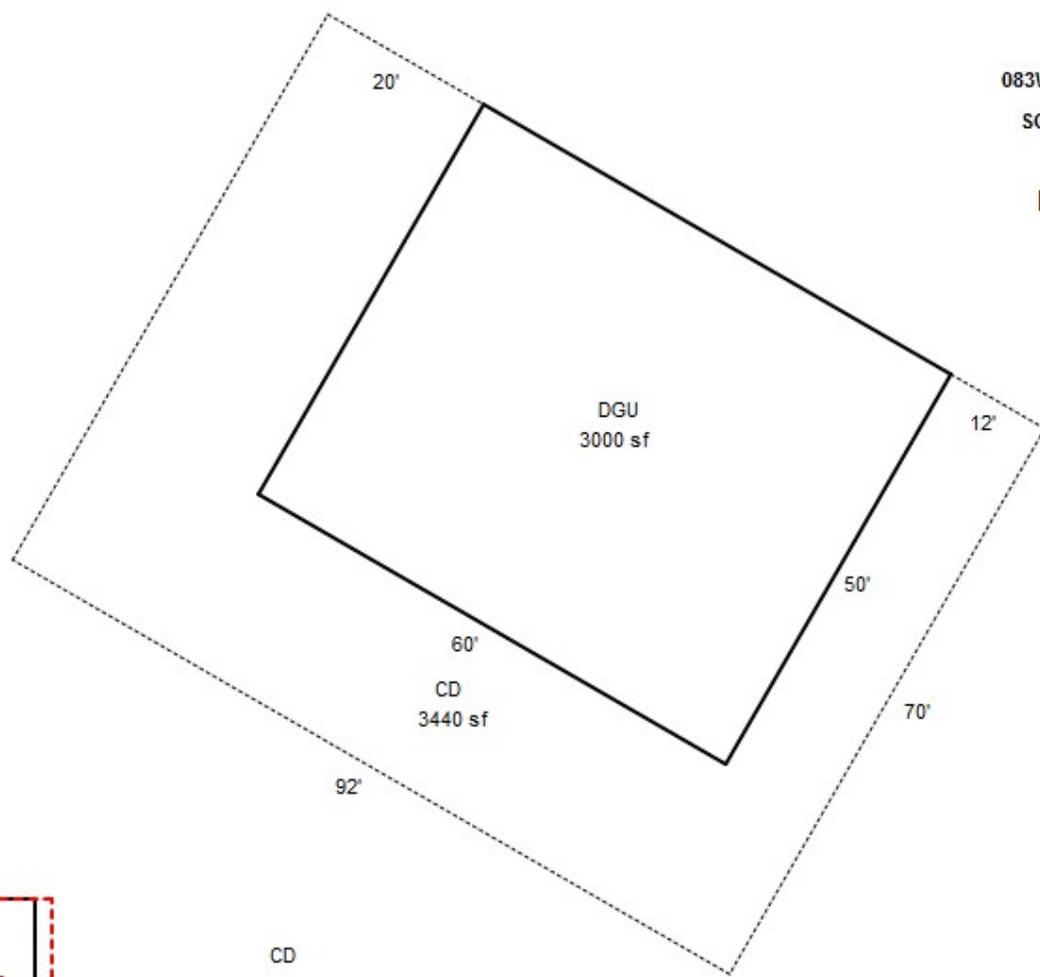
Bldg: 2 Code Area: 05590 Stat Class: 148 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100.00  
Desc: Res other improvements Dimensions: RMV: 197010  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	4	Unfinished	3000	0	0	2005	2005	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					







R48364

083W25C 02200

2828 MARANATHA CT SE  
TURNER, OR 97392

400

00500190

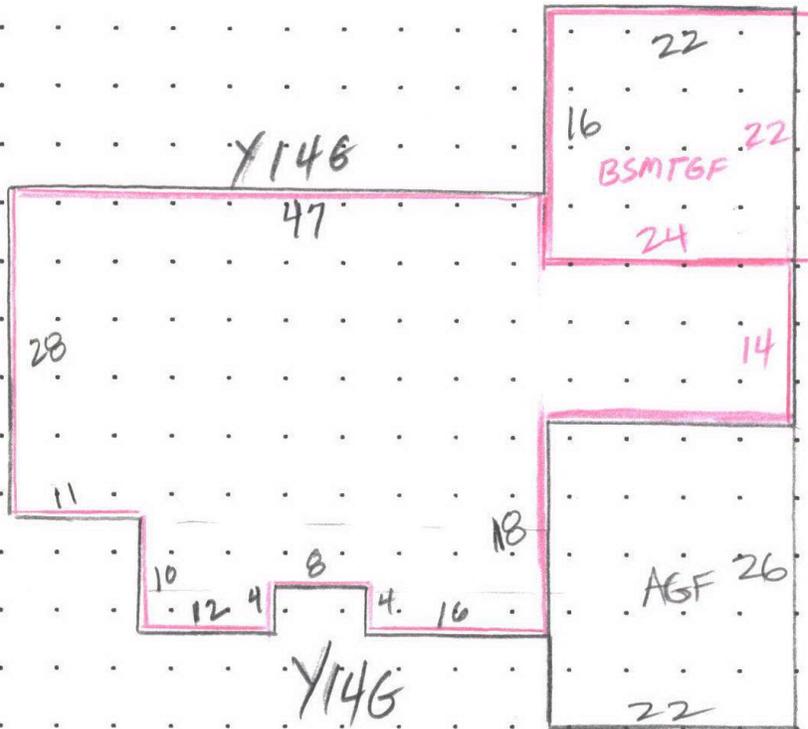
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R48364

MAP NO: 83W 25C

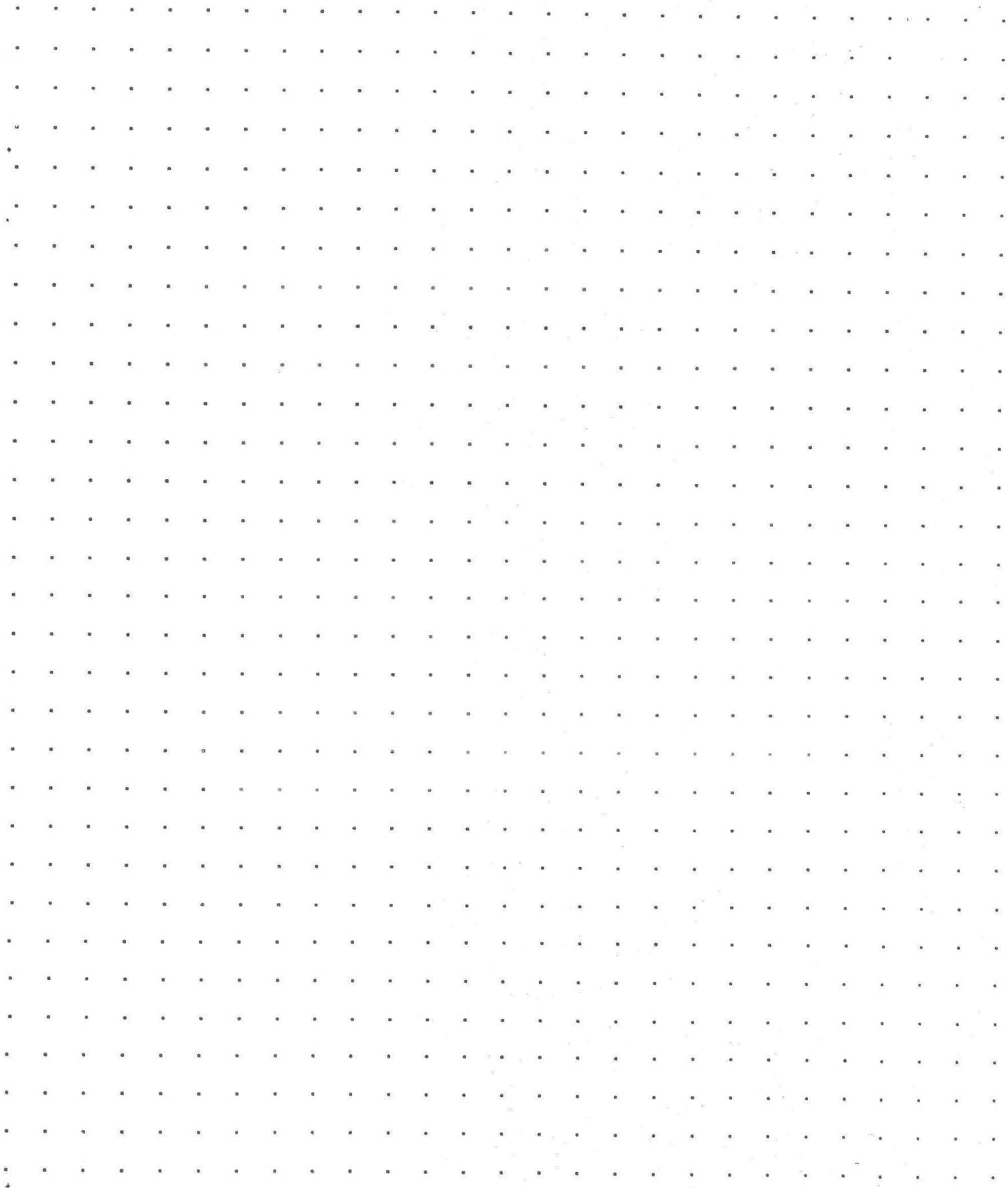
TAX LOT: 2200

Cano 1 of 2  
N  
↓



**CALCULATIONS:** MA  $22 \times 36 + 28 \times 47 + 4 \times 12 + 4 \times 16 + 6 \times 36$  SCALE: 1" = 20'  
 (792) (1316) (48) (64) (216) = 2436<sup>A</sup>  
 BSMTGF  $22 \times 24 = 528$ <sup>A</sup>  
 BSMTF  $28 \times 47 + 4 \times 12 + 4 \times 16 + 6 \times 36 + 14 \times 22$  AGF  $22 \times 26 = 572$ <sup>A</sup>  
 (1316) (48) (64) (216) (308) = 1952<sup>A</sup>

<b>MEASUREMENT VERIFIED</b>	<b>YR BLT:</b>	<b>ADDRESS:</b> 2828 MARANATHA CT SE	<b>SALES</b>
<b>DATE</b> 4/5/06	<b>BY</b> (10)	<b>BUILDER:</b>	<b>Date</b>
<b>REMARKS:</b>			<b>Amt.</b>



**CALCULATIONS:**

**SCALE: 1" = 20'**

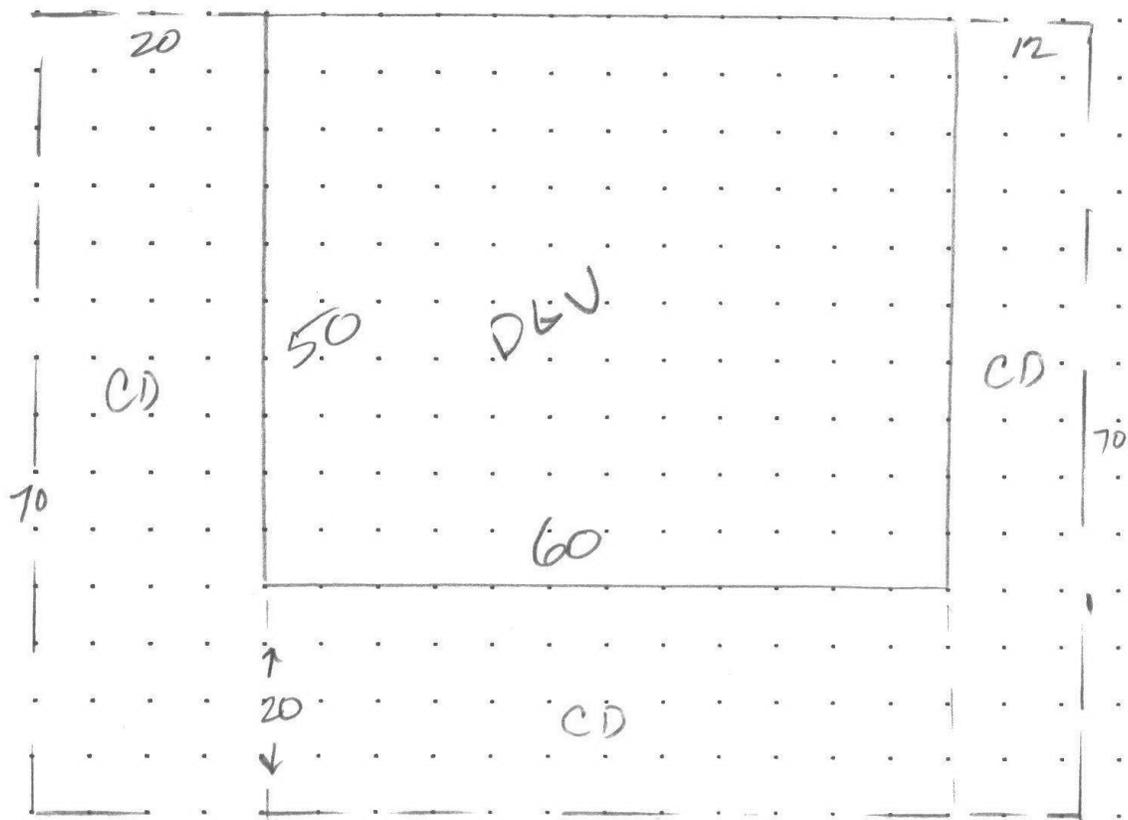
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 1248364

MAP NO: 83W25C

TAX LOT: 2200

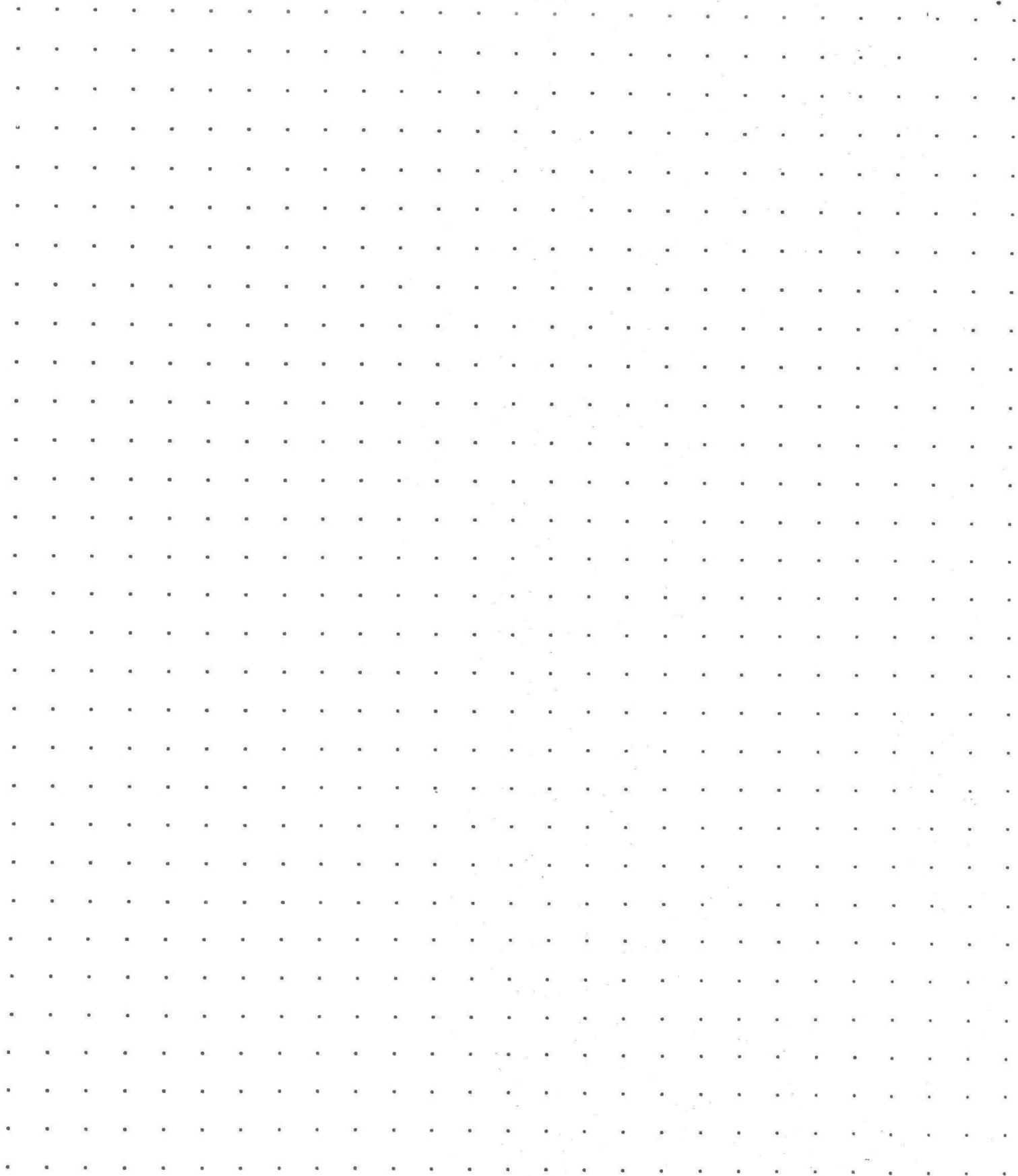
CARD 2 OF 2



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT:	ADDRESS: 2828 MARANATHA CT SE	SALES	
DATE 4/5/06	BY (10)	BUILDER:	Date	Amt.
REMARKS:				



**CALCULATIONS:**

**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 083W25C 02200

File No R48364

SUBJECT

Property Address 2828 MARANATHA CT SE

City TURNER

County MARION

State OR

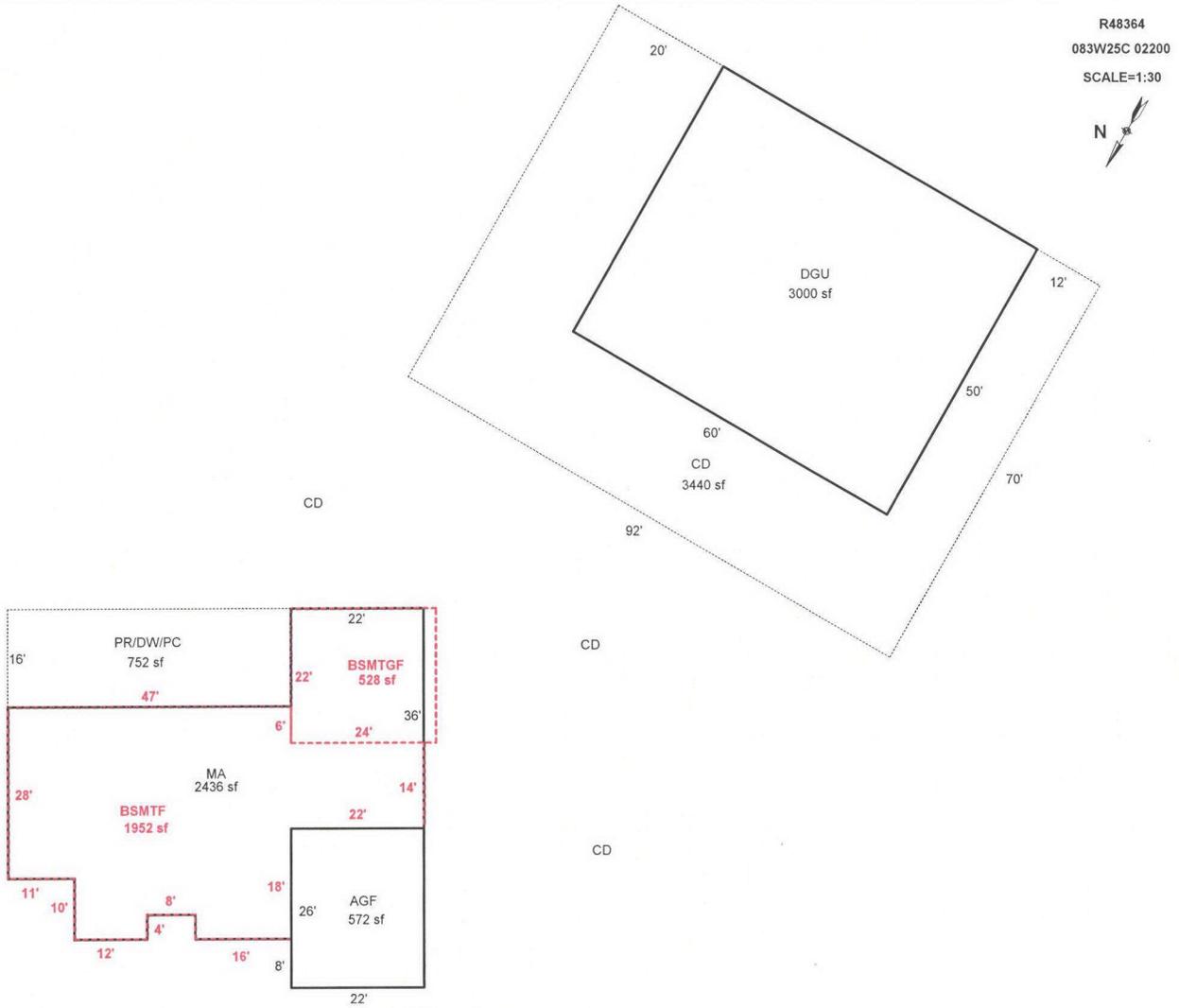
Zip 97392

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2436	254	2436
GLA0	BSMTF	1.00	1952	222	1952
GAR	BSMTGF	1.00	528	92	
	DGU	1.00	3000	220	4100
P/P	AGF	1.00	572	96	
	PR/DW/PC	1.00	752	126	
	CD	1.00	3440	424	4192

### Comment Table 1

DRAWN BY JRONDEMA 4/19/18

### Comment Table 2

### Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

4388

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land:	151,850	RMV Imp:	450,310	RMV Total:	602,160	M50 Total:	374,340
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2436	Eff Area 2436		
Length	Width	Roof Cover ARCMP	Plumbing BATH3		Heat AC		
Fireplace		Inter. Comp: CKTP-E;DW;DSP;OVEN-S			Bedrooms 2		
Year Built 2005	Eff. Year Built 2005		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 145,080
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type BSMTF	Seg. # 1.2	Method: R05	Class 4	Area 1952	Eff Area 2480		
Length	Width	Roof Cover	Plumbing BATH2.5		Heat AC		
Fireplace		Inter. Comp: DSP;DW;H&F			Bedrooms 2		
Year Built 2005	Eff. Year Built 2005		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 108,180
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type AGF	Seg. # 1.3	Method: R05	Class 4	Area 572	Eff Area 572		
Length 22	Width 26	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2005	Eff. Year Built 2005		Cond. P F A G E				
Adj Codes RLCM4		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 22,910
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type BSMTGF	Seg. # 1.4	Method: R05	Class 4	Area 528	Eff Area 2480		
Length 22	Width 24	Roof Cover	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2005	Eff. Year Built 2005		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 17,360
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

**Accessory Improvements**

Seg.Type YI4G	Seg. # 1.6	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built 2006	Eff. Year Built: 2006		Cond. P F A G E	% Comp _____	Econ _____		RMV: 7,000
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type CD	Seg. # 1.7	Method: R05	Class	Area 11820	Eff Area 11820		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built 2006	Eff. Year Built: 2006		Cond. P F A G E	% Comp _____	Econ _____		RMV: 40,540
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

**Out Buildings**

Seg.Type DGU	Seg. # 1.5	Method: R05	Class 4	Area 3000	Eff Area 3000		
Length 50	Width 60	Foundation	Ex. Wall	Roof Cover ARCMP			
Roof Style HIP		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 2005	Eff. Yr. Blt: 2005		
Cond. P F A G E	Adj. Codes RLCM4		% Comp _____	Func _____	Econ _____		RMV: 109,240
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

R48364 083W25C 02200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F45  
 Situs Address 2828 MARANATHA CT SE Franchise Code 73 Year For: 2012-2013  
 Owner BROWN,GARY D &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 151,850 RMV Imp: 450,310 RMV Total: 602,160 M50 Total: 374,340

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	1.04	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

4/5/06



4/5/06



4/5/06



4/5/06



4/5/06



4/5/06



4/5/06



4/5/06

SE VIEW



4/5/06

SOUTH VIEW



4/5/06

SW VIEW









R48369

8-24-12

824-12 107054

